



Ad Val Advisor

*The Newsletter
for Wyoming
Property Tax
Appraisers*

Inside: ♦ Note from the Administrator
♦ Committee Updates

♦ The Veteran Database
♦ Joyln Stotts in the Spotlight

♦ WCAA Convention Agenda
♦ and More....

Ad Valorem Tax Division Newsletter

*Editor: Geir Solvang
Herschler Building*

*122 W. 25th Street
Cheyenne, WY 82002-0110*

*Director
Edmund J. Schmidt*

*Staff
Wade Hall, Administrator
David Chapman, Local Assessed Manager
Ken Uhrich, State Assessed Manager*

Phone (307) 777-5200

FAX (307) 777-7722

*Internet Address:
<http://revenue.State.wy.us>*

From the Administrator

"Excuse our dust"

As the Ad Valorem staff works on the first steps of the new CAMA system deployment, other exciting events are unfolding in our corner of the Herschler Building. We're doing some remodeling! Most notable is some "cubicle rearrangements" that will give Ad Valorem staff some much-needed additional space. While the Ad Valorem staff is looking forward to the change, there will be some inconveniences during the actual remodeling. Some electrical, telephone, and computer cables and connections will have to be moved. Some files, supplies, and computers may be temporarily stored in other places, and some staff members may

be "homeless" for a day or two. So, we ask for your understanding and patience during this process. As the old television saying goes (and I'm dating myself again), "We may experience some temporary technical difficulties; please do not adjust your set." We are hoping that some of the remodeling will actually be occurring during the Assessors' Summer Conference, while a good portion of the Ad Valorem staff will be in Thermopolis. Completion is anticipated by late July. New CAMA, remodeled office space—exciting days at Ad Valorem!

On a related note, last year Barb Royce, Executive Assistant to Director Schmidt, at Ed's direction, began collecting copies of historical Wyoming photographs to adorn the walls here at the Department of Revenue. These include photographs of Wyoming scenery, transportation, utilities, petroleum facilities, and historical buildings. Visitors to the Department of Revenue can now enjoy a glimpse at Wyoming's colorful heritage. We encourage our readers to stop by the Department, enjoy the historical photographs, and see the Ad Valorem Division's remodeled space.

Wade W. Hall
Administrator
Ad Valorem Tax Division

~

Standards Committee Work

If you aren't part of one, you probably have heard of the work being done by several standards committees around the State. These committees are an important element in the process, and provide a key insight into the development and ultimate deployment of the new Wyoming CAMA system.

The committees themselves are made up of participants from the Department of Revenue, County Assessors and the Wyoming State Board of Equalization. To contribute to the committees' goals, each member must be ready to work with the group and help establish important guidelines for all the Assessors. With this big responsibility, each committee member is assigned counties they represent in the process. This responsibility extends not only to representing their interests in the conversion process, but educating them on the standard that is adopted. The standards committee, in effect, becomes the technical support arm in the conversion process with the Division providing backup when necessary.

The Division plays a key role in organizing and keeping the committees on track. The Division also votes in the decision making process. Most importantly, as the Chair of the committee, the Division employee must ensure the committee



keeps making progress and doesn't get "grid-locked" on any given issue.

While each of the committees will deal with a wide assortment of topics, they must always keep in mind that we are migrating away from the mainframe computer system to the product offered from CCI. The goal is not to change CCI's software to look exactly like the mainframe. Rather, the goal is to take appraisal methodologies, rules, statutes, data sets, etc., and transfer this mass of knowledge and information into the new software platform to the best of our ability. This is challenging, to say the least.

The committee Chairs have provided the following status on their individual areas of expertise. I hope this provides a glimpse into the goals they are working on daily.

David Chapman
Local Assessed Manager
Ad Valorem Tax Division

Residential Property Committee Update

by Jack Rehm

The Residential Property Committee has made great strides in completing our assignment to convert our portion of the data to the new CAMA system. Members in the Residential Committee are: Jack Rehm, Ad Valorem, Pat Meyer, Park Co., Suzanne Olmstead, Teton Co., Dixie Huxtable, Converse Co., and Elaine Griffith, Niobrara Co. The committee had its first telephone conference on Wednesday, June 23, 2004, to discuss the multitude of spreadsheets that will be used to convert the residential data.

The spreadsheets were broken down to the different areas that exist on the two current systems. Columns were designed in Excel to show the WYS data, CLT data, and the new tables the data will be going into. The majority of the data in the spreadsheets were pretty straightforward in how they will be mapped. The remaining areas were assigned to

various members of the committee who will work on resolving the issues we found with those data groups. The committee will be meeting again the week of June 28th to discuss these solutions.



Our committee will also be having a web demonstration with CCI during the week of July 5th. The committee is projecting to have the residential portion of the conversion done by the Assessor's Conference.

As e-mails or spreadsheets are sent to the committee members, they will be forwarding them out to their respective counties for comment. If you have any questions on the information that is sent to you, please contact your representative in the committee.

Personal Property Committee Update

by Joyln Stotts

Since no one got much of a chance to see the RealWare personal property system during the original demonstrations, the Personal Property Committee scheduled a web meeting with CCI to get an in-depth review of that part of the software. We have also had several conversations about various items since then.

There are several obstacles that we are working through at the present time. One of the main obstacles we face is that the CCI database is programmed for the way Colorado accounts for their Oil & Gas equipment; they use production, field and depth to value the property. The committee will be working closely with CCI to make sure that the personal property system reflects Wyoming Statutes and DOR Rules.



Two decisions made by the committee are: 1) all manufactured homes will go into the residential

portion of RealWare, and 2) we will combine the information that we collect on the ATD 39 and ATD 40 into one form.

We appreciate all of the work that the committee has already done, and the committee will continue to work divergently to get a user friendly system that will work for all of us.

AG & GIS Committee Updates

by David Chapman

To date, the AG and GIS committees have not officially met. However, the Ad Valorem staff has been busy gathering data in both areas for CCI and the standards committee review.

As with some of the other committees (i.e., personal property, etc.), the areas involving AG and GIS are somewhat nebulous. As committee Chair, I have been working with CCI and various Assessors to pull together major issues in these areas for discussion. Plans are being made to pull the AG committee together within the next week and GIS will follow at least a few weeks later.

One note on GIS: CCI is presently looking to upgrade their current version of MapWare. As many of you remember, MapWare is CCI's GIS component that links directly with their RealWare application. Based on the technology and direction the company is exploring, I believe everyone will be quite pleased with the GIS integration being bundled with the software.

OB&Y/BKMI Committee Update

by Jeffery Moore

The OB&Y & BKMI Committee is comprised of Susan Redding, Crook County Assessor, Shelley Deromedi, Hot Springs County Assessor, Lynda Chaffin, Platte County Assessor, Dave Rauzi, Sweetwater County Assessor, and Chair Jeff Moore, Department of Revenue.

We got things started rather quickly and hope to have all the data mapped by the Assessors' Conference in July. I am happy to say we are approximately 95% complete and should meet our goal. The involvement and input from the committee members and other Assessors has been great, and we would not be where we are today if it weren't for their hard work.

I believe most Assessors, if not all, have received copies of our reports of where the data is mapped to. Some codes are scheduled to be deleted. If any of the deleted codes affect you, or pose some concerns, please keep in mind that we are only deleting codes that are not being utilized, or are no longer needed. If you have any concerns or questions, please call your committee representative or me.

Commercial Property Committee Update

by Geir Solvang

The Commercial Property Committee members are Brenda Arnold, Paul Fall, Debbi Larson, Kay Music and Geir Solvang.

The Committee received a web demonstration from CCI on the commercial side of their software on June 17th and got a good overview of the target fields that will "receive" our legacy data. We also got a better understanding of the relationships between characteristic groups and how RCN is calculated.

Currently, the members are reviewing documents in preparation for the next conference call scheduled for June 30th. The major topic of discussion will be how to best convert multiple building sections to RealWare. The sectionalizing in Marshall & Swift is a little different from how the grouping is done in the legacy systems, so the committee might be facing some challenges in this area. The actual mapping of the commercial improvement data will take place once the building/section

issues are resolved. The CLT and WYS use type/occupancy codes will probably be the most time consuming characteristic group to map.

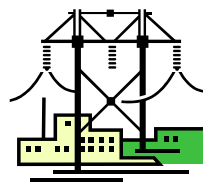
As we progress through the project, the Commercial Committee will make sure that it communicates with the OBY/BKMI Committee and the Residential Committee to avoid "double mapping" of data.

Please contact your committee representative on any questions or concerns regarding commercial data conversion.

State Assessed Property Committee Update

by Wade Hall

The State-Assessed Standards Committee met by teleconference on June 28th.



Participating were Assessors or their designees from Campbell, Hot Springs, and Sublette Counties. Also in attendance were Pat Parsonault, representing the Minerals Section of DOR, Ken Uhrich, State Assessed Supervisor, (alternating during the meeting) Tom Satterfield and Roberta Coates from the State Board of Equalization, and Wade Hall, Chair of the State-Assessed Standards Committee.

The committee reviewed the proposed contract language regarding the handling of state-assessed and mineral properties. Some minor revisions were made and those will be forwarded to Colorado CustomWare.

Current plans are to schedule another meeting in a few days. Thank you to the committee members for their opinions and suggestions.

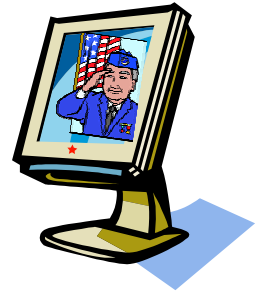
~

Veteran Database

Progress

During the last few months a lot of attention and resources have been directed towards the new CAMA project. This will still be the case as we inch our way through all the committee

work and the actual conversion. So, what does this mean for the development of the new Veteran Database? Not a whole lot.



Chris Maxfield of the DOR Information Technology Division has been directing quite a bit of his attention and resources towards the implementation of our new veteran tracking system.

He has finalized the architectural aspects of the project, and is now working on developing the forms and embedded business logic to reflect the concept developed by the Veterans Committee.

Giving Chris a prototype of the database gave him a flying start on the project. However, a lot of thought went into how the model would be most effective in a "distributed" environment. The challenge was to arrange the application in a way that would give us an acceptable level of performance, while still satisfying the design requirements provided by the Committee. Chris found a solution, and I think the users will be happy with its design and responsiveness.

The link between the AA side of the CCI product and our veteran system is also being considered, and it sounds like it might be less of a problem than originally anticipated. This piece of the puzzle will be coordinated with CCI as we progress through the project.

A good database needs good data. We're still looking for veteran and claims records from most of the

counties. Ad Valorem is responsible for identifying and resolving any problems with the data before we can download the records to the new system. We're hoping to have completed most of this clean-up by the time the application is ready. Please refer to the Veteran Conversion Standards memo dated 02/05/04, and the Standards Supplement memo dated 02/20/04, for information on veteran data preparation. You can also call Geir Solvang at (307) 777-5432 if you have any questions about veteran data conversion.

Geir Solvang
Principal Appraiser
Ad Valorem Tax Division

≈

Quote of the Month

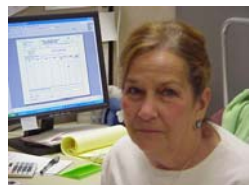
"The significant problems we face cannot be solved at the same level of thinking we were at when we created them."

- Albert Einstein

≈

Employee Spotlight

In this issue of the Ad Val Advisor, we would like to bring Joyln Stotts into focus. Many of you have worked quite a bit with Joyln over the years, but there are probably some things about her past and present that you didn't know about – until now.



Joyln came to the Ad Valorem Tax Division in January of 1992. She was hired as an Appraiser and was promoted to a Principal Appraiser last February. During the first portion of her career, she did most of the field appraisal training for residential and

commercial properties. Joyln has also spent a lot of time working in both of the mainframe appraisal systems we are using today. Currently, Joyln is the Division's lead on personal property appraisal and is responsible for the development and maintenance of the State Personal Property Valuation Manual. When asked what she likes most about her job, she replied (rather rapidly) that she really enjoys the fact that it is ever-changing, and that she gets a lot of opportunities to work with people.

Prior to joining DOR, Joyln gained a great deal of work experience in retail, bookkeeping, PR, and management as she moved through Colorado, Texas, and Arizona. Joyln's introduction to assessment work came as a result of working for a title insurance company in Lander, WY. She used the Clerk and Assessor offices to ensure clear chains of title. This led to a job offer from the Fremont County Assessor, Loraine Ocnas, and she ended up working there for 6 years. Her duties covered both field and office work.

After leaving Fremont County in 1986, Joyln moved back to Colorado to take care of her mother. During her stay there, she worked for the Arapahoe County Assessor's Office. She started as a personal property appraiser, and was transferred to the Residential Section a little later. After approximately 6 years, Joyln moved back to Wyoming.

Joyln was born and raised in the country outside of Boulder, Colorado. So, naturally, horses became a big part of her life. Joyln was quite active in training horses, and barrel racing was her passion. And did you know that she carried the crown as the Queen of The Boulder Pow Wow Rodeo?

Before leaving Colorado, Joyln attended Western State College in Gunnison for two semesters where she majored in accounting. She later attended a few more colleges; among them were Casper College and Laramie County Community College.

In regards to her family life, Joyln has a sister, two sons, and five grandchildren that she enjoys spending time with. Joyln admits that she is very lucky to have all of them living in Wyoming, and she mentioned that one of her grandchildren has spent a significant part of his life with her here in Cheyenne.

In her spare time, Joyln enjoys going to baseball games, working in her garden, doing photography, and painting.

Favorite Movies:

- The Horse Whisperer
- Pure Country

Favorite Food:

- Good Mexican Food

Geir Solvang
Principal Appraiser
Ad Valorem Tax Division

≈

Upcoming Ad Valorem Sponsored Education

7/19/04 – 7/23/04

IAAO Course 300
Fundamentals of Mass Appraisal,
Lander, WY

8/16/04 – 8/20/04

IAAO Course 500
Assessment of Personal Property,
Casper, WY

9/21/04 – 9/22/04

IAAO Course 354
Multiple Regression Analysis for
Real Property Valuation,
Casper, WY

To register for classes, please
contact

Jack Rehm at (307) 777-5313, or
email: jrehm@state.wy.us

**2004 WCAA Convention
Thermopolis, WY**

Agenda

Wednesday, July 14th

08:00-09:00

Introductions

09:00 – 04:00 CCI & DOR

Presentation on Change --- Lori and Cindy

- Colorado CustomWare Inc has developed software for assessment professionals for the past twelve years. While this requires expertise in both technology and assessment, CCI has developed another and potentially more important area of expertise ... change management. The very nature of implementing a new system requires handling change in a delicate manner, recognizing that the deployment of a project will only be successful if there is buyoff on all levels.
- As the CAMA project moves forward you can be assured that the change will be managed on a variety of levels including: managers, end-users, administrative staff, technical experts, and the Department of Revenue.
- As we partner together to successfully manage the change involved in the implementation of this CAMA project, I would like to encourage you to read the book Who Moved My Cheese. Enclosed in your bag is a complementary copy.

Small group demonstrations --- Cristi, Steve and Cindy

- Real Property: An overview of the CAMA product RealWare. Will cover searching capabilities, the account summary screen, and adjustment details. There will also be time to explore the Cost, Market, and Income approach to value, and consider the reconciled value.
- Personal Property: An overview of: account types, account status, linking personal property to real property, ownership change, batch processing, declaration schedules, and searching capabilities.
- Administration: An overview of: account creation, ownership tracking, document transactions, legal description, tax districts, subdivision creation, valuation tracking and reporting, state assessed properties, exemptions, value pro-rations, annexations/exclusions, and tax roll.
- GIS overview
- Agricultural Land overview

Implementation Plan---Lori and David

- Project plan review

Standard's Committee Update --- Committees and CCI

Thursday, July 15th

08:00 – 10:00 DOR

- Property Tax Relief Program Report
- Intangibles
- Joint Interim Revenue Committee Issues
- Special Districts

The DOR Administrator is approving eight (8) hours of continuing education hours (to be applied towards certification) for attending all the meetings during the convention.